



Service & Product Provider Partner

Next>edge

11601 Wilshire Blvd, Suite 625 Los Angeles, CA 90025

Business: energy efficiency and power generation solutions

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With an estimated 3.7 year payback and a 27% return on investment, Arden Realty, a 3 year repeat ENERGY STAR Award Winner, proves its energy management program with next>edge is a wise decision.

Project Scope

Next>edge, a wholly owned subsidiary of Arden Realty, installed a cogeneration plant, implemented lighting and HVAC retrofits, and installed an advanced energy management system.

Project Summary

Next>edge replaced the existing chillers, cooling towers and related controls with new, energy efficient equipment and installed 30 variable frequency drives. In addition, they upgraded the lighting system from T-12 to T-8 tubes with electronic ballasts, replacing the exit signs with LED models, installing carbon monoxide sensors, and commissioning the building to optimize savings. Next>edge also installed its highly customized Advanced Energy-Management System Sequencing (AES™) software.

- **Energy Savings**

Average annual electricity costs down from \$2.47 to \$1.63 per square foot and a reduction of 15.4 kBtu/ft²-yr. With the investments made, the Arden facility at 8383 Wilshire generates approximately \$310,000 in energy savings each year.

- **Investment**

Arden Realty invested over \$1.8 million upfront, and also secured a \$750,000 incentive, to implement all of the upgrades and new equipment in the building.

- **Financial Return**

With an estimated 3.7 year payback and a 27% return on investment, this energy management program certainly proved to be a wise decision.

- **Other Benefits**

Tenant claims have since been reduced by 95%, which has therefore led to reduced maintenance costs, increased productivity and greater tenant satisfaction.

Monitoring & Verifying Energy Savings

Arden Realty used Portfolio Manager to monitor and track the energy efficiency and financial results.

Distinguishing Value

Next>edge has developed a unique methodology for approaching energy management which includes its AES™ software. This software allows its clients to fine tune systems on each floor of a facility allowing each tenant to optimize their heating and cooling needs. Tenant claims can be reduced by up to 95%, which can lead to reduced maintenance costs, increased productivity, and greater tenant satisfaction.

Customer

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